

Comments received through Email

2/27/2026

My name is Andrew Myers, I am one of the homeowners within 350 feet of the currently empty lot. I listened to the video of the meeting from last week and have feedback to share ahead of the March 3 public hearing which I cannot attend due to my work schedule.

I have three main points I want the council and planning team to consider:

1) As others at the meeting brought up, the storm water and sewer water issues are a major problem that need to be addressed regardless of what happens to the site. My house has water soaking in when it rains heavily, and this past spring when it rained extremely hard, we had some sewage water coming up through our pipe - my neighbor across the street had 1.5 feet of sewage water in his basement!

2) The new site should include a large public park with plenty of grassy space and a playground. The previous development plan included a large park area, so I know the city is already in favor of it. We do not have an accessible public park within reasonable walking distance, and there are a lot of families with children in the neighborhood. Adding a public park with space for people to play or walk their dogs would be healthy for the neighborhood and draw more residents/value to the community.

3) If apartment/condo buildings are added along Central, please work with a design team to ensure it's not the same boring, ugly, 5-over-1 eyesore like the new apartment buildings at the other end of my street (42nd and Van Buren) or the above the new city hall.

Thank you for your consideration and please pass this along to be read and considered at the public hearing on March 3 at 6pm.

Andy

2/26/2026

Please share this with Mayor, Council, City Manager, City Engineer, Other planning entities at the City and any other entity on project. I am trying to gently save time and yet have the concerns each fully understood for the Legal Hearing.

I spoke to the City Clerk and she said to send this today to be included as an EXHIBIT to the permanent file for the Hearing on 3-03-2026, Tuesday at 6pm, (PID: 35-30-24-11-0083) instead of bringing a hard copy to the Hearing. She and others said it is the same. So please open each email in this chain since 2021 so it is

clearly understood and no part is over looked, please, print and put in the permanent file for the hearing minutes as input for many people in the affected area. There are still a small amount of items that others have concerns about when the time comes, we will cover those in the future.

Thank You for all you do for us,

Matthew G. Sherin

2/19/2026

In the 2-18-2026 meeting it was stated by 2 or 3 presenters that Jackson Pond was many times referred to as Lake Columbia Heights and 1 man added it was the lowest point in Columbia Heights. I stated Sullivan Lake and the oldest home in Col. Hghts was the same. No answer was given. The elevation for Jackson Pond and my home is 920 to 900 which iis the same elevation as Sullivan lake park and farm house. There are also other areas that are 850 (lower) on the western slope of the city, which is why gravity allows water to run down to the river in underground systems. Much of the current problems are from redirecting water flows and added hard surfaces and added sanitary sewer load from newer constructions implemented by the city projects. Columbia Golf Coarse was Sande lake until until it was drained and that is 820 to 840 elevation with no floating cars:) So it can be done at 900 to 920 elevation. In upper NE Mpls Norwegen hill St. Anthony Parkway all the way to Innsbrook past 694 and beyond it is a hill at 1000 elevation above Central Ave and lowers to 950 to 900 all along the entire Hwy 65. So Jackson Pond had no storm sewers and just dirt roads until the late 1955 to early 1960 when road pavement, sanitary sewers and storm sewers were installed. This is why the Sullivan farm house, the farm house on 45th and Quincy and many others had septic systems and wells. I have been around Heights since the late 1960's and early 1970's and not 1 person has ever referred to Jackson Pond as Lake Columbia Heights. It was actually the city DUMP site for appliances and anything you can think of for people from 10 mile area using it as a DUMP, as Sullivan Pond now lake was also used in this manor at a lesser rate after the 60's and 70's. No meanness intended ever. We welcome nice new improvements. Just setting the facts straight for people.

Please forward to city staff I have not included.

Thank You,

Matthew G. Sherin

2/16/2026

The new Jackson Pond and new sewer system robustness improvements must be tested for form, fit and function before disabling old Jackson Pond or Disaster will occur for many millions of dollars.

There is no meanness intended ever. This is only for pulling as much of the areas concerns together in one place for the 2-18-26 meeting for ease of use for the city.
Please copy the city council members, mayor, city manager, public works and any other staff of concern or value.

The subcontractor who operated the 3 story crane/backhoe never used the standard technology of a jack hammer attachment, he banged the bottom of 3 foot square Iron bucket on 7 foot thick cement for 10 to 20 times before he broke off an 18 inch triangle of cement, so it took all spring summer and fall, for a 1 week job. This shook my house 2 homes away until there were fine fracture lines in my cement and plaster walls and stucco fractured and falling off outside in larger severity which was really bad and costly. Interior painting of every surface in the house was just done a few years before for \$56K so very heart breaking. No CONTACTS available while happening, police said civil matter, city no CONTACTS or short or long term response. My extended family member owns one of the largest national and international crane and equipment companies. I could have had that jack hammer attachment here with in a hour or 2 days. This is what we are facing to out streets we paid for, damage with no way to call for help or issues to minimize any damages if not done in the least invasive way to our homes, streets, underground infrastructure for now and future reliability when they have packed up and left.

I have owned my home since 1999, at closing I required proof of no water issues in writing which is in the papers. I have never had 1 drop of water in my basement, sewage, storm water, or topical water. I also had the automatic and manual shut off plastic valve installed on sewer after moving in. Homes 3 to 5 house up from 43rd to the south on Jackson, Van Buren and Quincy did have these problems. Some times up to many feet of dirty (poop) Sewage, storm sewer water and topical water. Some do not have crown grading around there homes. Slowly in the 26 years I got them all to install the same auto/manual plastic shut off valve the Star city and city paid for up to \$375.00, Mine was \$800.00 but the help was great. City Mayor Gary Peterson and others all did what they could with band aid fixes or Gary Peterson widened the Jackson pond. Keven Hanson and Gary Peterson incrementally helped if able on each of every catastrophe for these home owners each incident which were many. 4256 Jackson was the worst 4 or more time of gutting the entire basement, clean up and rebuild with city ins. help along with a bit from their home owners but much of their own cash. I finally got all of these home owners to insall said valve and 4256 even regraded the whole property and installed battery backup drain tile and sump pump in the whole yard and basement which helped 95% of the time. But with each additional redirection of water by the city planning additional buildings on 41st, 42nd, Labelle pond and runoff from Reservoir Blvd. It just caused more incidents and corrective actions by us and City. This continues for many of these homes in very small 1 to 4 inch amounts at most on very heavy long

rainstorms. Once 43rd fills at Jackson the cars will just barely float in a 100 foot long area of 43rd, then MONSTER truck guys race thru to show off and the waves go 5 or 6 feet up and into the back door of 4256 Jackson and it also flows down basement steps from this. Again my house has never had 1 drop and I live next door to them. I always helped each home owner. Please retain control and ownership of the Jackson pond, even if moved or moved underground as the owners of Rainbow site are not taking reasonable care of the trash heap area. The fluid Hydraulic dynamics of these systems, storm sewer, dirty sanitary sewer water, topical run off and down from other redirected water flows from the city areas advance every time we solve with an additional band aid. The mayor Gary Peterson, Kevin Hanson and many others promised That after all these other Buildings and Levi projects kept coming and going, that when it was our turn we would finally get the complete and total solutions/resolutions to these issues that would be so robust we would never experience such things again, when redevelopment of Rainbow site happens. We will find how the Dirty POOP sanitary sewer water is getting into storm sewer water and topical water and back pressuring so high it sprays out of toilet upstairs and hits ceilings filling main level of a few of the homes. This is a major league failure of the form fit and function of these systems. When I, we paid for Jackson and side ave. street rebuilds which was very expensive we asked for the sewer lines to our homes be done as they dug up yard up to house for water and gas line but Gary Peterson said that will happen with comprehensive Rainbow site corrective actions. In the emails I sent in 5-11-2021 I referenced the volume and pressure in these 8 inch sewer pipes is designed for the 24 home on our street, NOT all the new Buildings that have been added, so please Follow standard engineering practices of 3X and 10X safety factor all systems are designed for. Where ever these cross over or T's to the storm to sanitary sewer lines are, they will be discovered and corrected when you change these few blocks to have 3 foot culverts instead of 8 inch Iron pipe that corrodes smaller inside diameter with every passing year as demand on them ramps up. The pond should also be # to 10 times deeper and or bigger and not be covered as this back pressure will shoot the dirty waters thru to break weak plastic shut off valves and our homes will be un inhabitable. The city says 44rd will take the extra sanitary sewer, and storm sewer load down 44th to river. But another bottle neck is at the 1 or 2 pumps that meet the culverts down 44th to the river. So we need to double the number of pumps, add an addition culvert or 2 down 44th that go around current and future pond pump connections to 44th culverts so the back pressure from all the new HIGH DENSITY apartments and shops and run off does not block the flow from the water exiting pond. Fisher Valves, Rosemount Inc. and many other companies offer pressure, temp and flow Valves controls, sensors, transmitters that communicate with them selves, radio, internet, phone, satellites to send signals to system or city worker when there is and issue. My friends spend 100 to 400 dollars on there lake cabins and it calls their cell phones on water alerts. All purchased from Home depot or online and they work. I was told during last over flow of pond that the current solar panel, red light and transmitter no longer calls city worker, so I have to go outside in the storms to look for red light and now the number to call is Anoka 911 non emergency number and they tell police, this took hours for a man in a new grey Ford Explorer to shoe up and stare at it for hours. I said 1 of the 2 remaining 3 foot sewer manhole covers in parking lot of Rainbow are cover with garbage, water 3 to 4 feet deep, just put those waders on and kick it out of

the way so it will drain. He agreed he would do that and 10 minutes later drove slowly away. The water flooded over onto 43rd for days from this and the water was still there 3 months later. I pick up trash in 5 gallon buckets many Saturdays a month and it is mixed gross, booze 2 oz to 1 liter Tequila, beer, food, old clothes so it does not plug the 7 drains I am instructed to keep free and clear for all neighbors by Gary Peterson and other current city folks we appreciate greatly. 2 time a year when my bins are full and trash is so mixed with branches, leaves I have no room and am very disabled Senior so I ask nice lady at city and they will do it if they can. Even 2 inches of coverage over top of 2 or 3 of 7 drains stops early evacuation of water increasing risk. Before the 5-11-2021 email I got a flood map and none of our homes were in it per my homes abstract. Soon after email to all Lady city manager was unavailable for 2 weeks, county, started temporary flood risk dotted lines on some then all these properties. Then after she moved down south to be a city manager the County deferred to DNR which then had a SOLID RED LINE AND HUGE X FEMA FLOOD on each of our properties months later as finalized. My Home is a 5 when never 1 drop of water. Rental house to south of me with issues was only a 4, 4256 was a 6 rating, so these numbers don't mean to be to accurate for now but the DNR says it is Global warming in the future. This severely damaged my homes value but taxes, levi's keep going up beyond any other surrounding cities other than MPLS.

We pay for storm sewer service, sanitary sewer service, Electric, gas, water and deserve normal reliable safe services, certainly there have been another set of service charges on gas and electric with 100% going to city starting this month.

We have all watched 45 year old city building be replaced as we pay for them when our homes have the same issues at 75 years of age. So we have be waiting for these corrective actions in a strong robust way so we never have to work thousands of hours and hundreds of thousands of dollars to have properties that are on the verge of uninhabitable, uninsurable, unsalable, ass currently the home next door has been sitting empty and no one will buy it and the price is dropped about 60K since listed in sept. I/we have waited and paid taxes and services at the going rate so we now must have full final corrective actions to these long standing, long known about issues.

Again I am thankful for our city workers and appreciate all you do for us, it is just time for focusing all you have on this and not just handing the hot potato of to a owner developer as I take more care of that site that they do so far.

3 or 4 people moved saying the city let them talk at meeting but they had zero confidence anything would be addressed for current property owners, so they left. How can making this a much more severe safety/health risk area for current owners and future new property owners and high density renters be a desired out come. The water is coming from all over the city from redirected water flow to down here, The city knew it in 1999 and at a higher level every year since then upon the events. That is why the promises were constantly forthcoming for the big fix when we have the money for Rainbow site like we had for our other big projects. The people who remain say let them do what they are going to do then we will have to sue them cause they will not listen as most get bog salaries and don't live in such a neighbor hood.

So I am trying to remain positive, help with brainstorming, continual improvement efforts as I always have and bring this to a robust solution to make it safe and healthy and livable for all now and to come.

I am a Senior Electro-Mechanical designer, modeler, inventor. So I can help with directives as I typically train several Masters degreed engineers every year along with material science, Nano Technology, Micro Machining, International procurement, Testing, proof of concept and design along with many other things I cannot talk about because of NDA's. Water systems were fairly cut and dry compared to other projects. I will try to attend the meeting on Wed. From 5:30 to 6:30pm at the Library but the important thing is to read each attachment and email chain as they explain 90% of what you may hear in the meeting. I am always only trying to help in the world never hurt. So we can discuss as anyone wishes.

PS. Over 4 times City and excel has negotiated the new contracts including re wiring our end trunk line alley 3 main power lines with zero insulation on the bare metal lines that touch and arche every slight wind/breeze or storm and they were forced to do alley on 42 north 100 feet for cable guy as it was a 6 foot diameter oof rats nest snarl way up in the air, but Xcel stopped there and did not do the whole alley from 42nd to 43rd Jackson to Quincy as they also stated it may be added to Rainbow infrastructure dollars, even though the dollars have been set aside 2 times by Keven Hanson I have met with to many times to count over 26 years.

Again, Long read but you will absorb all others input with ease by reading this 2 or 3 times then you will have 45% to 67% retention level at that point making it all so much easier.

Thank You for everything you do for us, It is our turn for the FULL and COMPLETE CORRECTIONS funds we have been paying into for 3 decades of ASSURED PROMISES in these matters. IT IS TIME.

We appreciate you, Thank You to all,
Matthew G. Sherin

5/11/2021

This is in reference to input on construction projects on 42nd and 43rd to 44th with Jackson street, Van Buren street and Quincy Street.

I am very hopeful and excited for positive growth in the area and mean no negativity by any of my following Data or brainstorming I share. Only positive.

Please open and read all attachments I have sent in this chain to understand fully:)

Minerva called at the very end of the day on Friday and alot went on so I just wanted to make this in writing as covid limits people in meetings and zoom calls have not been meeting my medical needs. I require Excel energy reliable electric service now additionally for necessary medical equipment and am on a special program for that. Over the 22 years here It has cost me over \$150K in electrical surges and they just run me in circles with the Typical DDDDT which stands for Deflect, Deny, Delay,

Defuse and when all else fails Trespass. Which is a ,management technique. The lady at excel and all service men still never corrected my service issues and she does not return calls after promising to settle financially and technically. They will not install the whole house surge protector for \$200.00 on their side of my meter as agreed because it will shut off power to house when juels are used up on surge protector and they would have to reset it as I am no electrician and this would also prove I am grounding a large portion of the block with my new 200 amp service and added grounds they forced me to pay for and IT WOULD LEGALLY PROVE MY DAMAGES. I DESERVE A SAFE RELIABLE SERVICE LIKE OTHERS.

So with new construction on all sides there will be massive surges at my end trunk line. SO COULD WE INCORPORATE A FINAL CORRECTION TO THIS IN THE MULTI LEVEL PROJECTS ALL AROUND IN INFRASTRUCTURE.

Such as Jackson st. sanitary sewer as well as Quincy and Van Buren back up because system is underated and damaged from big dump trucks going to 42 parking lot on our street for 15 years and this hurts sewer connections as street is so thin and not rated for that pounding.

Also the same streets south of 43rd, 4 houses minimum at least experience the sanitary sewer and storm sewer backup into our basements 1 to 7 feet deep at times. There are a number of hidden old pipe issues and horrific topical water that floods down from way above Resevior Blvd for blocks and Labelle pond water from 39th to 43rd that fills our area. This pressurizes what is called HEAD effect on top of ground into and down below and into pipes of each of the 2 types of sewers and the water mix and back up in basements happens. Many times the water is 6 feet over the curb at the corner and cars are floating. The alarm goes off and we have to call the number on solar alarm with light flashing and guy says yup it is flooded, it will go down sorry and drives away.

We also need new technology that was available when that was mounted years ago that is wifi to city or 2nd 3rd or 4th pump in new Constructions as either will over load our system here.

Our block has 24 homes total or less on both sides combined and just 62 new units will over load that by 200% or 300% and we are at max. now. If You add the 300 or greater in old Rainbow site that is 1500% or greater, even if plumbed to 44th for sanitary sewer it will stop our 300% from passing in diameter of existing pipe especially in the STORM mode. THIS SHOULD BE ALARMING TO ALL INVOLVED.

I have designed and worked on Electrical, electronics, plumbing, mechanical, instrumentation and control systems in every application my whole career.

As Minerva said you could call other departments Matt and try to see what they say about this issue on this project. I mentioned I do not work for the city I am ill that is why I asked you to copy all on city for legal reasons.

We have done many design iterations in the 22 years I have been here just to kind of make it ok for the last 4 years and this will blow it out of the water. Band-aids will no longer work with these massive numbers.

This is the time for all to be tied together in these infrastructures and corrected once and for all I believe. It is the most and only cost effective time to do it and we must not have to pay again for our new streets that have been damaged by the huge dump trucks in the past and the ones to come soon.

WE NEED A NEUTRAL OVERSEEING, INDEPENDENT FIRM ABOVE CITY DEPARTMENTS CONTROLLING INTERFACING THIS FROM START TO FINISH TO UNDERSTAND CURRENT CATASTROPHIC FAILURE MODES. THEN DO THE CALCULATIONS FOR FLOW, PRESSURE, PIPE/CULVERT DIAMETER, PUMP UPGRADES AND ADDITIONS POSSIBLY ALL THE WAY DOWN 44th AVE TO MORE MAJOR CONNECTION. AND VERIFYING THROUGH FAILURE ANALYSIS TESTING AND STATISTICAL ANALYSIS.

Again; Sanitary sewer, Storm sewer, Electric surges/meltdowns, before beginning either project.

Final note: if these 3 streets are torn up from April until November like last new streets with 3 to 4 feet of water in them when it rains we have the head effect of all the weight of that water pressurize our foundations and pipes and it causes damage/flooding so please do the 3 streets asap after removing them.

AGAIN I THANK YOU FOR ALL YOU DO FOR US. I AM ONLY TRYING TO HELP NOT HURT. WE APPRECIATE ALL YOUR EFFORTS AND HAVE GREAT HOPES FOR SUCCESS FOR THE FUTURE.

Everyone needs a safe place to live and more housing:)

Matt Sherin

5/4/2021

Please forward this to all council members and city manager.

Obviously the world needs more affordable housing. My concerns are as follows:

On 43rd and Jackson street and the 4 houses or more to the south on each side of the street have been plagued with sanitary sewer and storm sewer problems backing up into our basements one to 7 feet deep of human waste for decades. Many efforts have

been made to try to correct these issues. We finally have a level of just some success for 4 years. Any increase in volume of human waste in sanitary sewer will eliminate our small space cushion that has only helped for the 4 years. We cannot have any further or increases with this problem. Quincy and Van Buren also have the same issues in a slightly reduced amount for some homes, some homes it sprays right up out of toilets to ceiling when in failure mode. WE CANNOT HAVE ANY VOLUME INCREASE IN SANITARY SEWER OR STORM SEWERS OR IT WILL RENDER OUR HOMES UNINHABITABLE> AS THE INSURANCE WILL CANCEL US AFTER SECOND EVENT AND WE WILL BE UNINSURABLE> THE HUMAN WASTE MAKES THE HOME UNINHABITABLE> THE HOME WILL NOT BE SELLABLE AND OR WITH ONGOING FAILURE IN SYSTEM WILL REDUCE OUR HOME VALUES TO PRACTICALLY ZERO IF THIS HAPPENS.

If you add another new or bigger line we will be liable for replacing our all new streets and curbs through assessments we have already paid. The HUGE trucks on our thinly paved side streets could by them selves herniate our current sewer connections from the 1950's which are surely old and on the weak side at best.

Also if the Hyvee sight will now be condos and shops this will add to these problems as well EVEN IF YOU CONNECT SANITARY AND STORM SEWERS ON 44TH AVE SIDE OF BLOCK AS THIS VOLUME WILL ALSO REDUCE THE AVAILABILITY OF THESE VOLUMES TO PASS DOWN 44TH TO THE RIVER WHICH WILL CAUSE US BACKUPS BEING TRAPPED IN THE MIDDLE AT THE LOW POINT WE LIVE IN.

We also will experience power surges from excel electric service from the construction and extra load after completion, as we all live on end trunk lines and some of us have surges that pop light bulbs, melt down appliances, electronics, fairly regularly with huge \$\$\$\$ ramifications from surges and excel refuses to correct this for 20 years.

We will be subjected to enough other issues from high density problems as well in our currently more quiet area.

I BELIEVE WE CAN GROW VALUES AND HELP OTHERS AND THE CITY AND SUPPORT THAT IF ALL IS DONE APPROPRIATELY.

PLEASE CONFIRM IN E-MAIL or LETTER YOU HAVE RECEIVED THIS FOR LEGAL REASONS.

Thank You for all You do for us:)

Matt Sherin
